

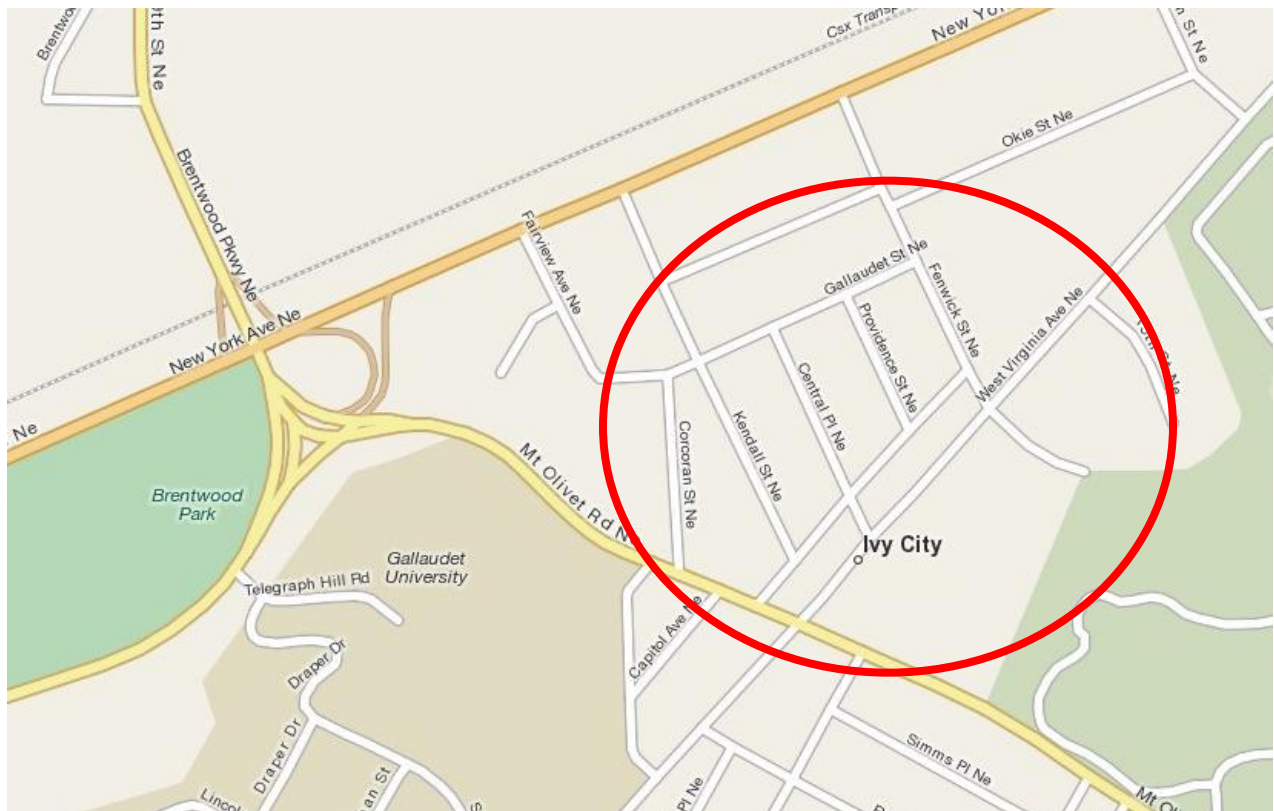


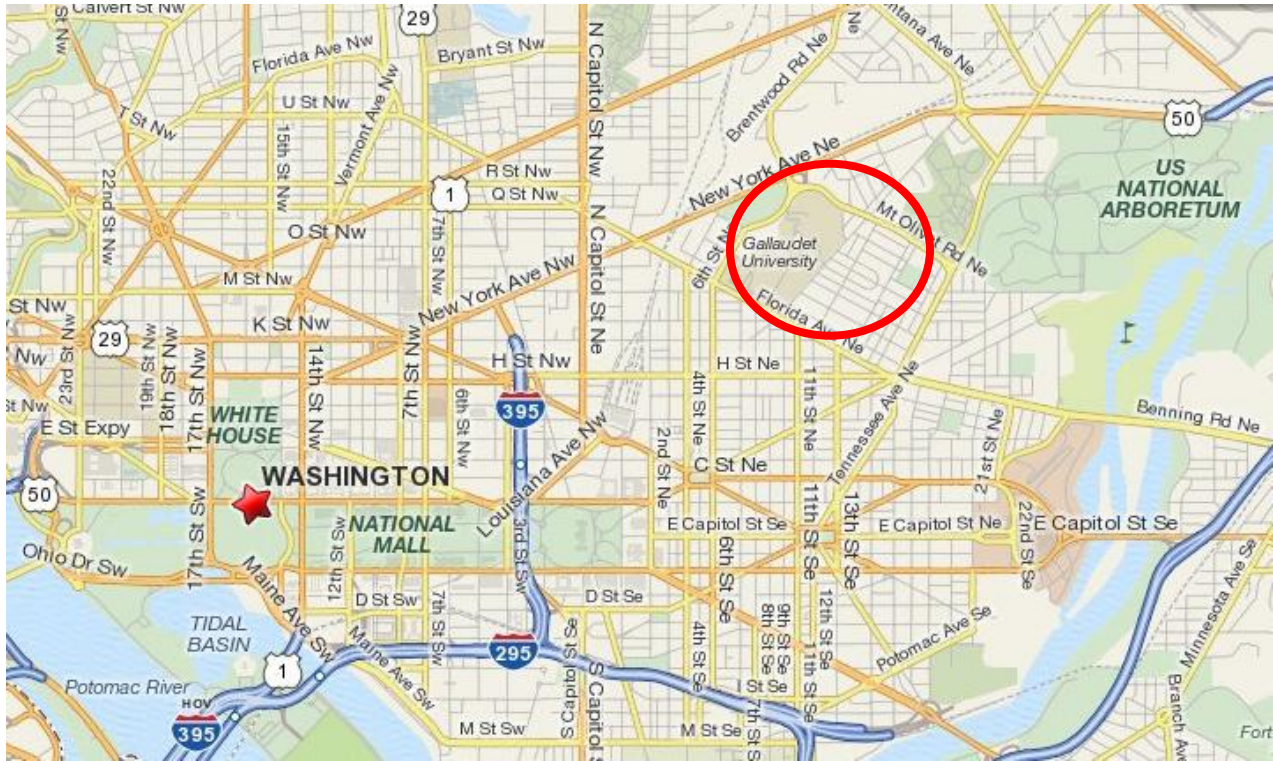
INVITATION TO BID FOR GENERAL CONTRACTORS

PROJECT NAME: Ivy City Phase 2

PROJECT LOCATION: (7 Scattered vacant locations and dimensions):

1948 Capitol Ave. NE (120' by 30'), 1940 Capitol Ave. NE (120' by 30'), 1839 Capitol Ave NE (100' by 30') and adjacent lot (50' by 30'), 1900-block (odd number) Capitol Ave. NE (100' by 30'), 1833 Kendall St. NE (120' by 30'), 1828 Kendall St., NE (105' by 30'), and 1868 Corcoran St. NE (80' by 20') and adjacent lot (80' by 30'), Washington, DC (see Appendix B and attached map for additional details)





OWNER: Currently owned by the Department of Housing & Community Development of The District of Columbia Government. Mi Casa, Inc. will become the legal owner once the financing has been secured from The District of Columbia.

DEVELOPER: MI CASA, INC., 6230 3rd Street NW, Washington, DC 20011. Mi Casa is a not-for-profit developer of low income affordable housing.

CONTRACT DOCUMENTS: Modified AIA Form Contracts will be used for this project

SITE VISIT: No proposal will be accepted from a general contractor who has not visited the project site. Please see “Bid Schedule” for dates, times and locations of site visits and meetings.

INTERPRETATIONS: No oral interpretations will be made to any Bidder as to the meaning of the Specifications or other Contract Documents. Requests for Clarifications will be collected at the time of the Site Visit or in writing from General Contractors and responded to in writing in the form of an Addendum to the Contract Documents.

SCOPE OF SERVICES

The General Contractor will participate as an active member of the project Development Team, which includes the Developer/Owner Consultant (Mi Casa, Inc.), the Project Architect (TBD), and the owner’s consultants. The General Contractor will be responsible for coordinating and scheduling the work of all trades and subcontractors (the owner may involve certain volunteers and volunteer groups for projects such as landscaping). The General Contractor will be expected to execute the construction contract with an attached draw schedule in a timely manner after selection. The General Contractor will provide input regarding the building materials, appliances, and fixtures specified for the project. The General Contractor

shall be required to comply with all rules, requirements and requests from The District of Columbia, including but not limited to local hiring regulations, prevailing wage rates, and green building laws.

PROJECT DESCRIPTION

This project consists of a group of vacant lots located in the Ivy City area of Washington, DC. This RFP is for all phases of the construction of affordable single-family homes on each of these lots. The construction can include “stick built” or pre-fabricated, or any combination thereof. Contractor will also be required to provide all site work, foundations and drainage as well as providing utilities and services to the proposed dwellings from locations on the adjoining streets. The development of the lots will require a storm water plan as determined by an architect or engineer.

The Contractor will be required to secure and maintain in full force all permits and abide will all rules and requirements of any and all regulatory agencies of The District of Columbia and applicable utility companies. This includes, but is not limited to, DCRA, DHCD, WASA, PEPCO, Washington Gas, DDOE, Davis Bacon, use of LSDB sub-contractors, etc.

It is understood that individual site improvement plans have not been completed for each lot. Bidders should provide cost for a typical foundation and site work (see appendix A for excerpts from a Stormwater Management & Permitting Guidelines Report that was prepared by Delon Hampton & Associates on October 23, 2008 for foundation and grading details. Mi Casa will hire a Civil Engineer to prepare foundation and site improvement plans for each property and it is assumed that changes may be required to the pricing for this work. The contractor should give a best estimate on building types and cost per square foot inclusive of all construction costs (including land development costs, foundation, and utilities from meter to house, etc). But the project will follow an integrated design process and the selected contractor will agree to a negotiated bid with active participation during the design phase.

Proposed building types (subject to final design and budgeting parameters)—all affordable to below 60% of the Area Median Income:

All slab on grade or ½ story or less below grade for crawl space dig-out.

- 1) 3 bedroom, 1.5 bath, 2-story single family, est sf: 1,540
- 2) 4 bedroom, 2.5 bath, 2-3 story single family; est sf: 1,800
- 3) 5 bedroom, 2.5 bath, 3 story single family, est sf: 2,050

Decisions have not been made as to the mix of building types, so bidders should provide a price per square foot and cost breakdown for each type separately.

BID SUBMISSION

To be considered for this bid submission please **complete the entire enclosed bid packet** and submit in a sealed envelop labeled “Ivy City Phase 2.” to the Mi Casa office no later than **Friday March 12th 2010 by 5 pm.** BIDS ARE TO REMAIN FIRM FOR A PERIOD OF SIXTY (60) DAYS AFTER BID OPENING.

The complete bid packet that must be completed consists of:

1. Proposal Summary Form (P. 7 of this document)
2. Pre-Qualification Statement and Questionnaire (PP. 8, 9)
3. Construction Hard Cost Summary (P. 10)

4. Minority Participation & Supplemental Information & References (P.11)
5. Estimated elapsed days from notice to proceed to final completion

BID SCHEDULE:

The following schedule will be followed, without exception:

Date	Purpose	Location
2/18/10	RFP will be distributed via e-mail	e-mail
2/19/10	RFP will be advertised	Various Publications & Web Sites
2/26/10	First Site Visit	1917 Capitol Ave. NE, Wash DC at 9:00 AM
3/2/10	Question & Answer Meeting	Mi Casa Office, 6230 3rd Street NW, Washington, DC 20011 at 3:00 PM
3/5/10	Second Site Visit	1917 Capitol Ave. NE, Wash DC at 9:00 AM
3/9/10	Question & Answer Meeting	Mi Casa Office, 6230 3rd Street NW, Washington, DC 20011 at 3:00 PM
3/12/10	Bids Must be Submitted	Mi Casa Office, 6230 3rd Street NW, Washington, DC 20011 at 5:00 PM
3/16/10	Winning Contractor will be Notified	Phone or e-mail

NOTE: Bidders should feel free to contact the Mi Casa personnel listed in this RFP during normal business hours to discuss any aspects of this project.

AWARD OF CONTRACT

Proposals will be evaluated on the basis of qualifications, prior experience, and price. Normally the Contract shall be awarded to the lowest responsible, responsive bidder complying with all conditions of the INVITATION TO BID, provided the Bid is reasonable in the judgment of the Owner and if it is in the interest of the Owner to accept the Bid. Owner reserves the right to reject any and all Bids for any reason whatsoever in the sole discretion of the Owner.

TERMS OF THE CONTRACT

The form of the Contract to be used will be the "Standard Form of Agreement between Owner and Contractor for a Small Project where the Basis of Payment is a Stipulated Sum", AIA Document A105, 1993 Small Projects Edition of the American Association of Architects. General Conditions dated December 9, 1994 will be referenced by and made a part of the contract (a copy of these documents can be requested from Mi Casa Inc).

BOND REQUIREMENTS: PERFORMANCE & PAYMENT BONDS

At the time of the execution of the Agreement, the successful Bidder shall deliver to the Owner evidence of Performance & Payment Bonds equal to 100% of the Total Contract Price.

Bids are to be submitted to the Mi Casa office no later than March 12th 2007 by 5 pm.

Selected finalists will be interviewed the following week.

For questions concerning this INVITATION TO BID contact either:

Elin Zurbrigg, Deputy Director Mi Casa Inc. 6230 3rd Street NW WDC 20011 Phone: (202) 722.7423 ext. 202 cell: (202) 321.3901 Fax: (202) 722.7427 Email: elin@micasa-inc.org	Phil Brentwood, Construction Coordinator Phone (cell): 703-907-9138 pbrentwood@yahoo.com
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SPECIAL CONSIDERATIONS

Inspection of Registration

All contractors are required to show evidence of current, valid Certificate or registration in the District of Columbia if so required by government regulations to perform work of this type within the boundaries of the District of Columbia.

Notice to Proceed

Upon the ratification of a Contract between the successful Contractor and the Owner, and on delivery of the Payment & Performance Bond by the General Contractor, the Owner shall issue the Notice to Proceed.

Permits and Fees

Unless otherwise specified herein, the Contractor shall secure and pay for all other permits and governmental fees, licenses, and inspections necessary for the proper execution and completion of the work. The Owner will secure the Building Permit.

Compliance with DHCD Loan Documents

The project is being financed by a loan from the D.C. Department of Housing and Community Development (DHCD) under the Tenants First Right to Purchase Program. Also, subsidies to the project are administered by the DC Housing Authority under Section-8. The general contractor will need to be aware of the Department of Housing and Urban Development's (HUD's) inspection standards. In addition, the general contractor must therefore comply with the requirements of HUD and DHCD, including:

- a. Payment and Performance Bonding (Required)
- b. All-Risk/ Liability and Workers' Compensation Insurance (Required)
- c. Contractor's Affirmative Action Plan approved by the Owner & DHCD (Required)
- d. Attendance at a Pre-construction conference at DHCD
- e. Attendance at all Site Inspections and other meetings as required

Compliance with Enterprise Green Communities Criteria:

The development and construction will be required to comply with the Green Communities Criteria for Sustainability and Energy Efficiency. The following website lists the current requirements: <http://www.greencommunitiesonline.org/tools/criteria/index.asp>

Progress Payments

There will be one progress payment per month to the general contractor for this project. Requests for payment will be submitted to the Owner's representative three (3) days before the scheduled inspection. Once the payment has been approved by the Owner and the lender's representative, the Owner will submit the completed request to the lender for processing. It may take the lender as long as 45 days to disburse the payment. The general contractor must have the ability to continue the construction while waiting for payment from the lender.

Compliance with Applicable Laws

The Contractor shall comply with all applicable Federal and District of Columbia laws, including but not limited to all requirements of the U.S. Department of Housing and Urban Development (HUD), the Department of Employment Services (DOES) and the Local Small Disadvantaged Business Act (LSDBA), including but not limited to the following: the Contract Work Hours and Safety Standards Act (40 USC Sec. 27-333); National Environmental Policy Act of 1969 (42 USC Sec. 4321-4361), and policies relevant to environmental and historic preservation issues including 24 CFR Sec. 58 and Sec. 106 of the National Historic Preservation Act of 1966, as amended; Nondiscrimination and equal opportunity requirements set forth in 24 CFR 511.10(m); all requirements, rules and regulations of the HoFEDD Program administered by the Department; Community Development Block Grant regulations contained in 24 CFR 570.200 et seq., 580.600 et seq; and the Mayor's Order 83-265 relevant to employment and training of D.C. residents.

PROPOSAL SUMMARY: IVY CITY PHASE 2

Project Location:

1948 Capitol Ave. NE (120' by 30'), 1940 Capitol Ave. NE (120' by 30'), 1839 Capitol Ave NE (100' by 30') and adjacent lot (50' by 30'), 1900-block (odd number) Capitol Ave. NE (100' by 30'), 1833 Kendall St. NE (120' by 30'), 1828 Kendall St., NE (105' by 30'), and 1868 Corcoran St. NE (80' by 20') and adjacent lot (80' by 30'), Washington, DC (see Appendix B and attached map for additional details)

TO: Mi Casa, Inc.
6230 3rd Street NW
Washington, DC 20011
Attn: Elin Zurbrigg

FROM: _____

Having carefully examined the Construction Documents, and having visited the site of the Work and having become familiar with all conditions affecting the Work, the undersigned hereby proposes to furnish all labor, materials, equipment, and services required for completion of the Work as set forth by said Construction Documents.

Proposed Price: _____ Dollars (\$ _____)

Total Time of Completion: _____ (Calendar Days)

If the undersigned is notified by the Owner of the acceptance of this bid, he/she agrees to execute a contract for the above lump sum and unit price, and then guarantees the completion of the Work as specified in the Construction Documents.

Company Name Date

Address Signature

Telephone Number Name and Title

Federal Employer Identification Number DC License Number

The general contractor hereby warrants to the best of his/her knowledge and belief that the respondents contained herein are true, accurate, and complete. The general contractor also acknowledges that the Owner is relying on the truth and accuracy of the responses contained herein, and that if it is discovered at any time that any material information given in response to a question is false, it shall constitute grounds for immediate termination or rescission by the Owner of any subsequent agreement between the Owner and the general contractor.

Signature of General Contractor Date

GENERAL CONTRACTOR'S PRE-QUALIFICATION STATEMENT AND QUESTIONNAIRE

I. GENERAL BACKGROUND

A. Current name and address of General Contractor:

Years in Business: _____

B. Previous name or address of General Contractor, if any:

C. Current President or CEO: _____

D. Years in that position: _____

E. Number of employees (permanent): _____

F. Name(s) and address(s) of current affiliated companies (parent, subsidiary, divisions):

II. FINANCIAL STATUS

A. Bonding

1. Please identify the general contractor's surety company and the current line of bonding credit that company has extended to the general contractor. If available, provide a letter from the bonding company certifying the amount at which the contractor can be bonded. **A letter from the bonding company indicating that it will provide to the general contractor the necessary bonding for this project will be required before executing a contract.**

2. Please give the name of the insurer and amounts of insurance for the general contractor's current commercial liability insurance policy.

III. PROPOSED PROJECT PERSONNEL

A. Proposed Superintendent/ Project Manager

1. List the name of your proposed job superintendent or the project manager and include the names of any companies he/she has been affiliated with in the last three years.

2. List at least three projects, by size, type, and duration that the proposed job superintendent or project manager supervised in the last five years for the general contractor, or for any other company.

IV. COMPANY EXPERIENCE – SIMILAR PROJECTS

- A. List all projects of reasonably similar nature, scope, and duration performed by your company in the last five years, specifying the ***address of the project, size of project (number of units or square footage)*** and the ***name and telephone number of each owner of those projects***. Also, indicate which projects, if any, were financed by DHCD, or received any local or federal subsidies. Please attach supplemental information if necessary.

- B. List all projects on which the general contractor is currently working, ***indicating name, address, a contact person with phone number***, the size of the project (number of units or square footage), and the percentage completion as of the date this proposal is submitted.

CONSTRUCTION HARD COST SUMMARY
IVY CITY PHASE 2
(Complete one budget for each building type)

General Contractor _____ Date: _____

Division	Price
1. General Requirements	
2. Site Work	
3. Demolition	
4. Concrete	
5. Masonry	
6. Metal	
7. Carpentry/Exterior Siding	
a. Rough Carpentry	
b. Finish Carpentry	
8. Drywall	
9. Thermal and Moisture Protection	
a. Roofing and Insulation	
b. Flashing and Sheet Metal	
c. Caulking and Sealants	
10. Doors, Windows, Glass	
a. Exterior Doors	
b. Interior Doors	
c. Fire Doors	
d. Hardware	
e. Special Hardware	
f. Windows	
11. Finishes	
a. Painting	
b. Tile Work	
c. Flooring	
d. Carpeting	
e. Cabinets and Bathroom Vanities	
f. Finish Hardware	
12. Equipment (Appliances)	
13. Mechanical	
a. Heating/HVAC	
b. Plumbing	
c. Electrical	
TOTAL:	

V. MINORITY PARTICIPATION

Is the general contractor a minority owned, or disadvantaged business (LSDBE certified)? If so please list which agency the general contractor is certified with.

If the general contractor is not a certified minority owned, women owned, or disadvantaged business, please indicate the general contractor's ability to provide 30% to 50% subcontracting to certified minority owned, women owned, or disadvantaged businesses.

VI. SUPPLEMENTAL COMPANY INFORMATION

If available, please provide a current brochure for the general contractor.

VII. REFERENCES & ADDITIONAL INFORMATION. Please list any additional information, including additional references, that would assist the Owner in evaluating the possibility of using the general contractor on this project.

APPENDIX A

Excerpts from “Stormwater Management and Permitting Guidelines” Report Prepared by Dolon Hampton & Associated October 23, 2008

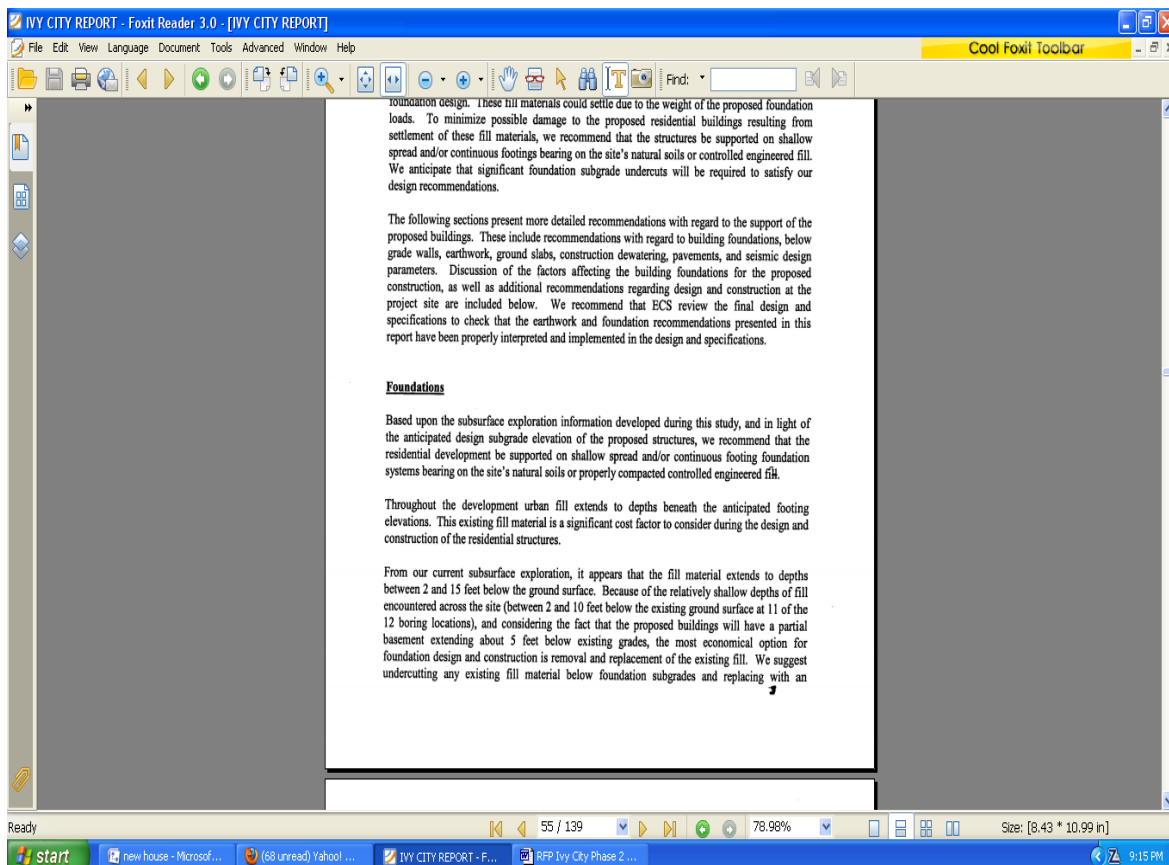
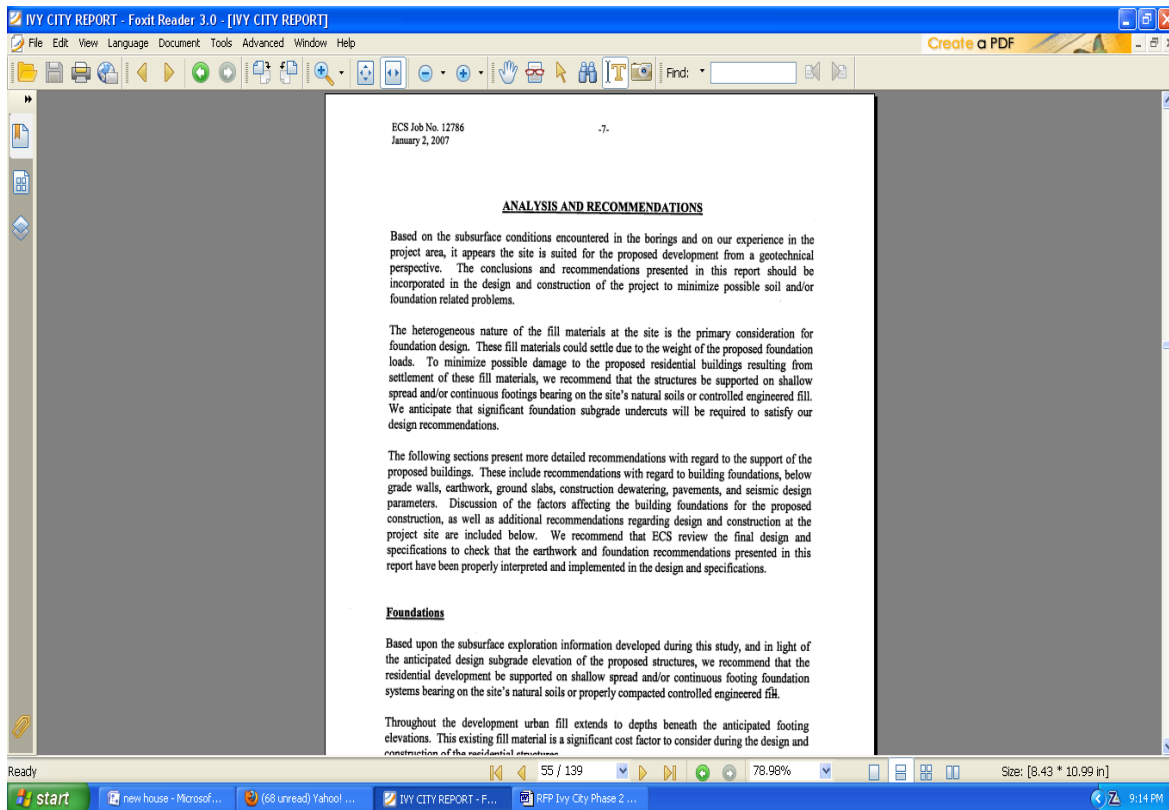
In 1999, the Department of Consumer and Regulatory Affairs commissioned a study to identify the vacant and abandoned buildings throughout the District of Columbia. The study revealed that there were at least 2700 vacant and abandoned properties in the District. In January 2002, the Home Again Initiative was created to acquire vacant and abandoned properties through tax foreclosure, eminent domain and whenever possible, friendly acquisition. The properties are awarded and sold to pre-qualified developers for the purpose of being redeveloped and brought back into productive use as new affordable and market rate homeownership opportunities.

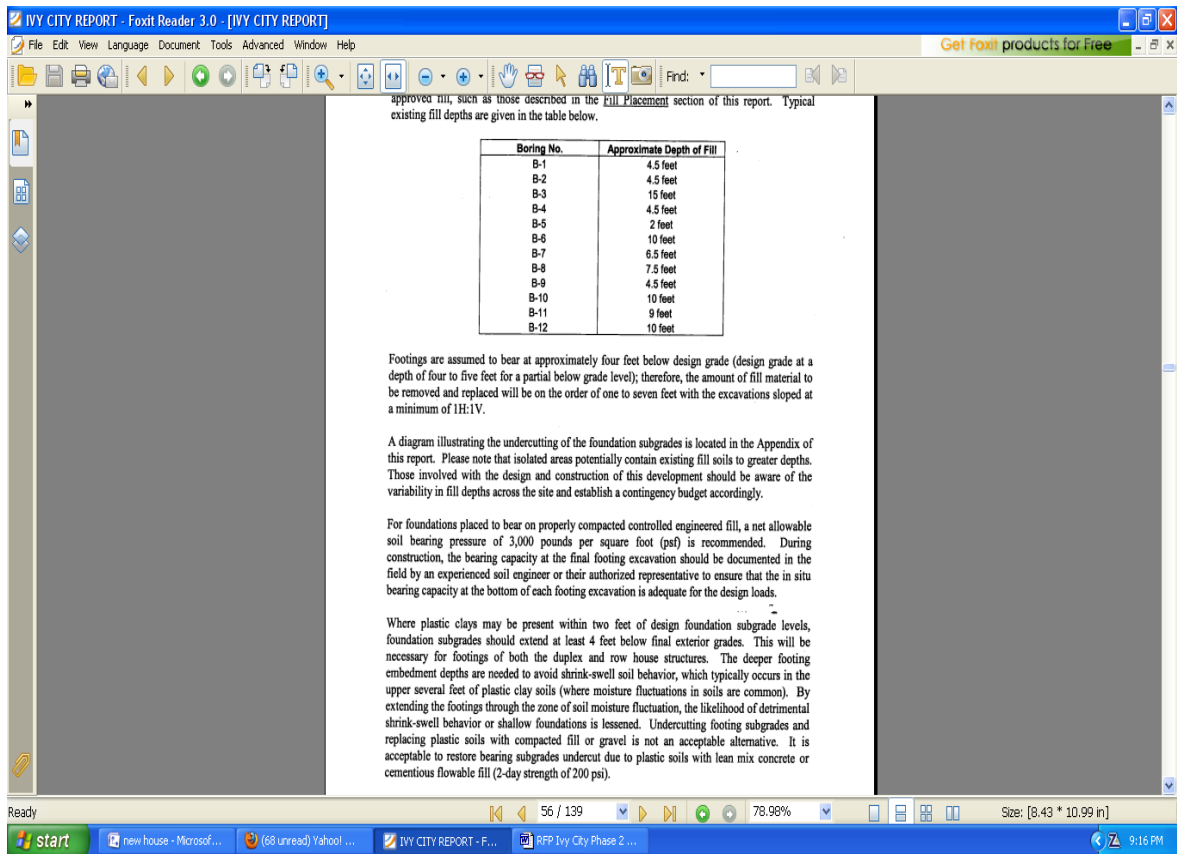
As part of Home Again's efforts to redevelop distressed and abandoned property; in 2006 Home Again released an RFP for the Ivy City Special Demonstration Project which consists of 37 properties, primarily vacant lots, located in Ivy City Northeast. The properties were awarded to four developers who propose to develop 60 new units consisting of single family and condominium units.

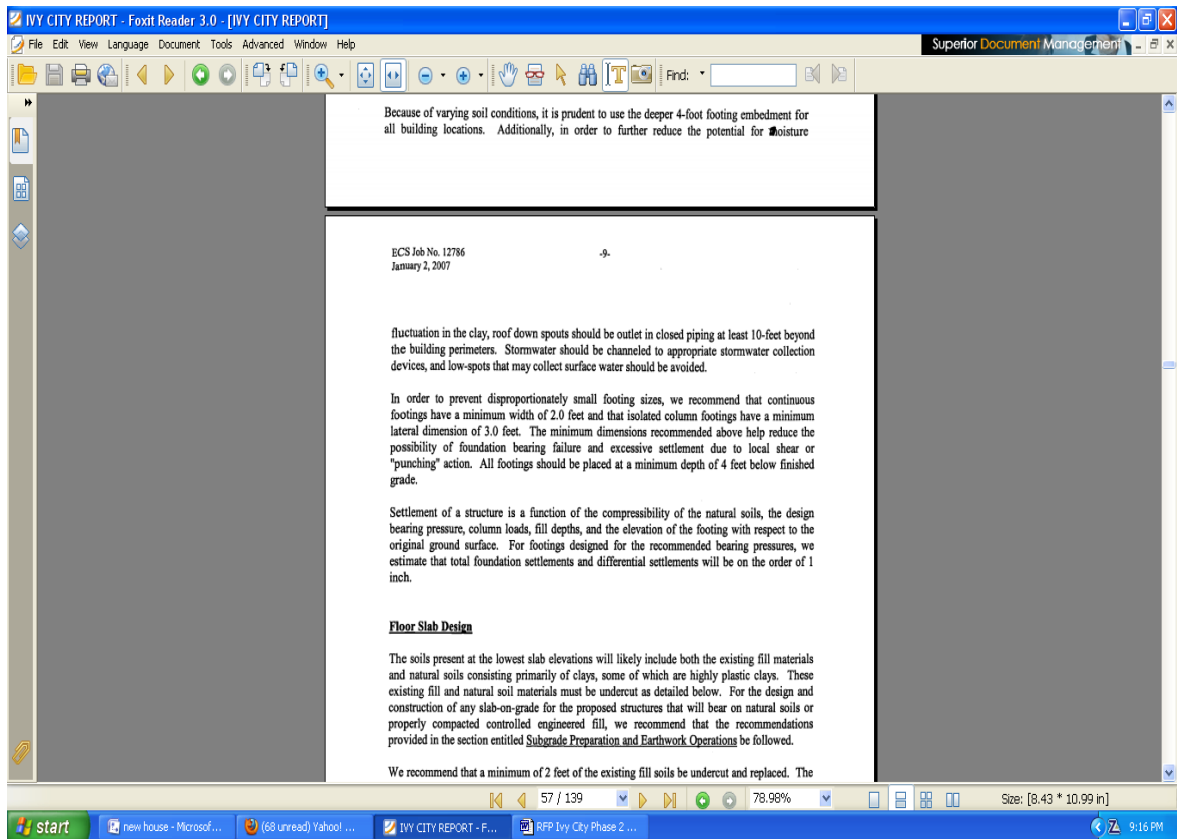
Home Again is in the process of implementing a Special Demonstration Project in the Ivy City Neighborhood of NE Washington. As part of this demonstration project, Home Again will dispose of thirty-seven (37) vacant properties that were acquired by the program since 2003. The development rights to the properties have been conditionally awarded to four developers: Mission First, DC Habitat for Humanity, Mi Casa Development, Inc., and MANNA Inc.

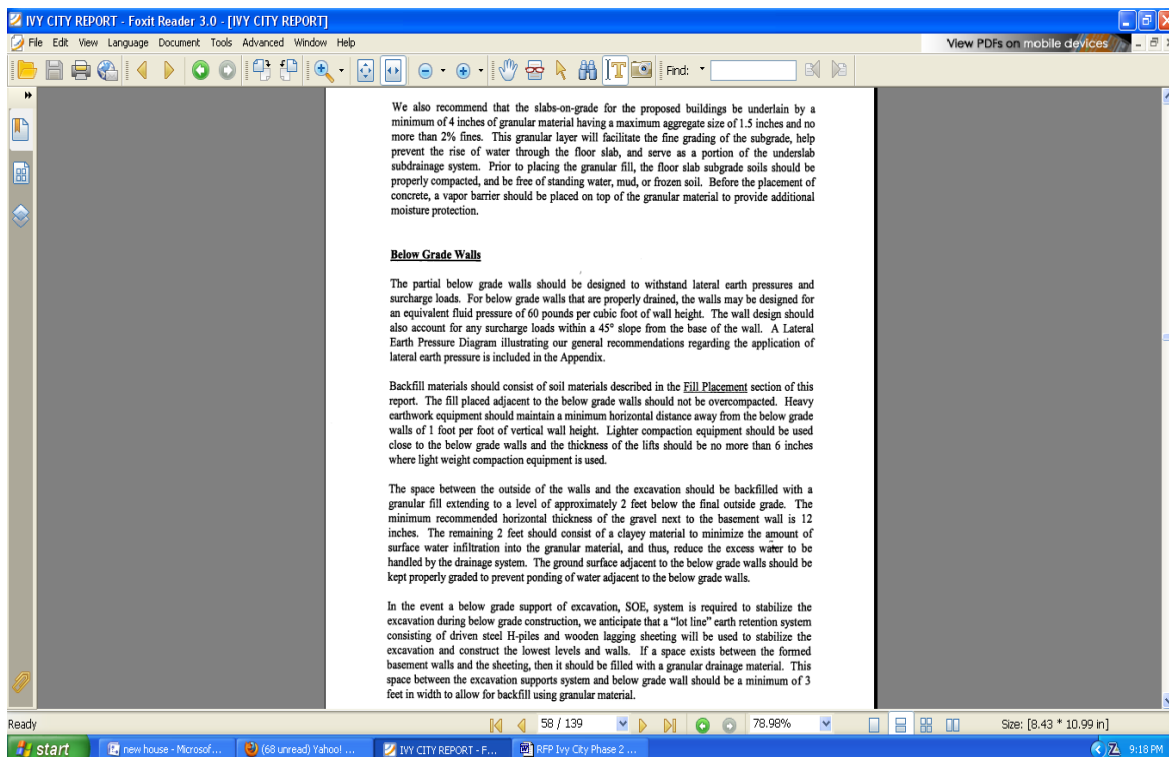
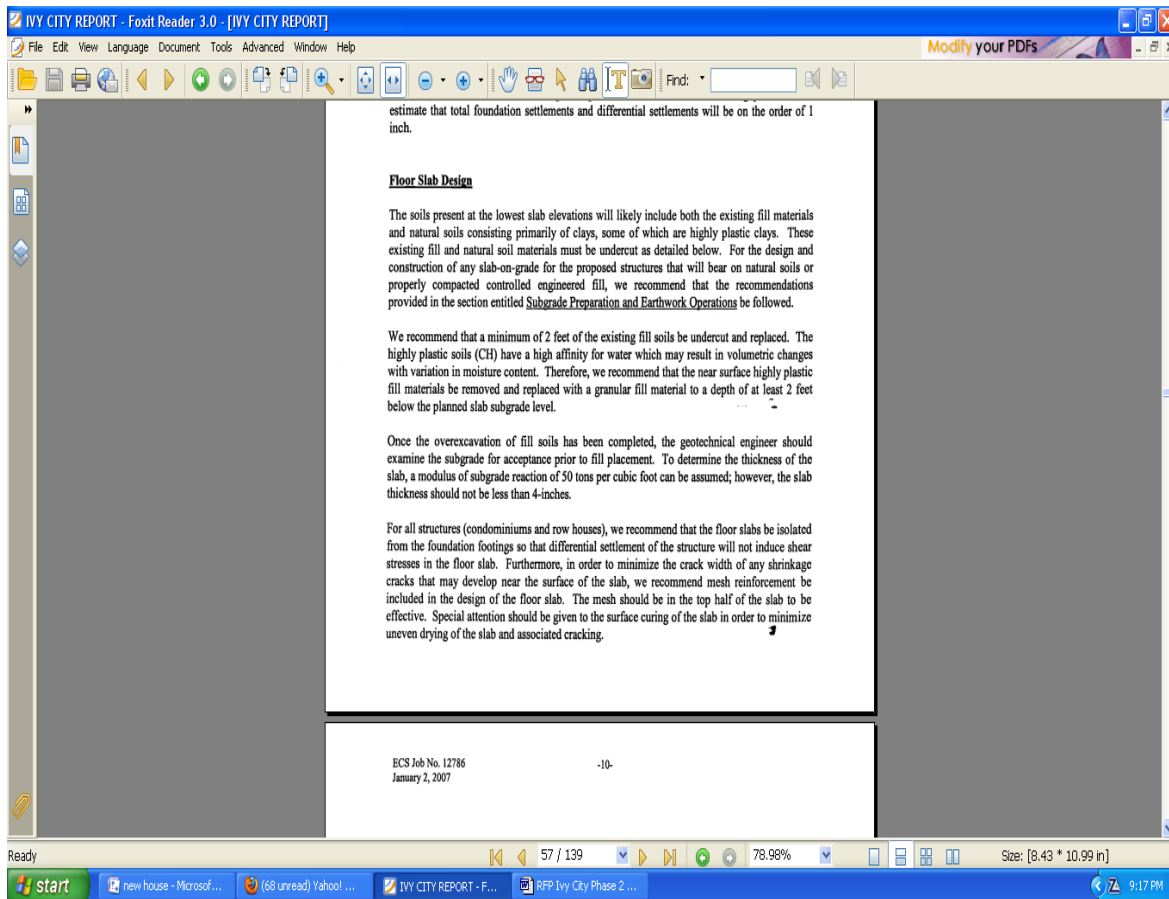
As part of the pre-development process for the special demonstration project, Home Again has retained Delon Hampton & Associates to provide Alta Survey for the (37) properties, and for stormwater management recommendation and guidelines.

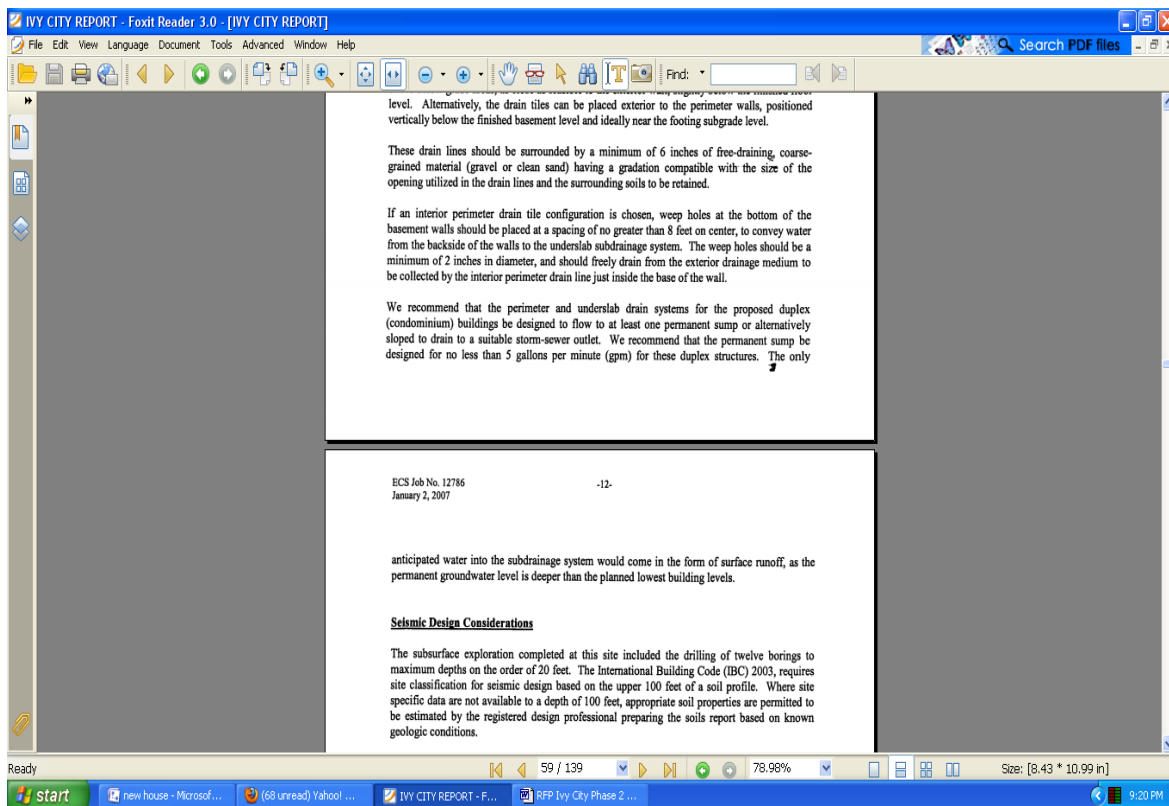
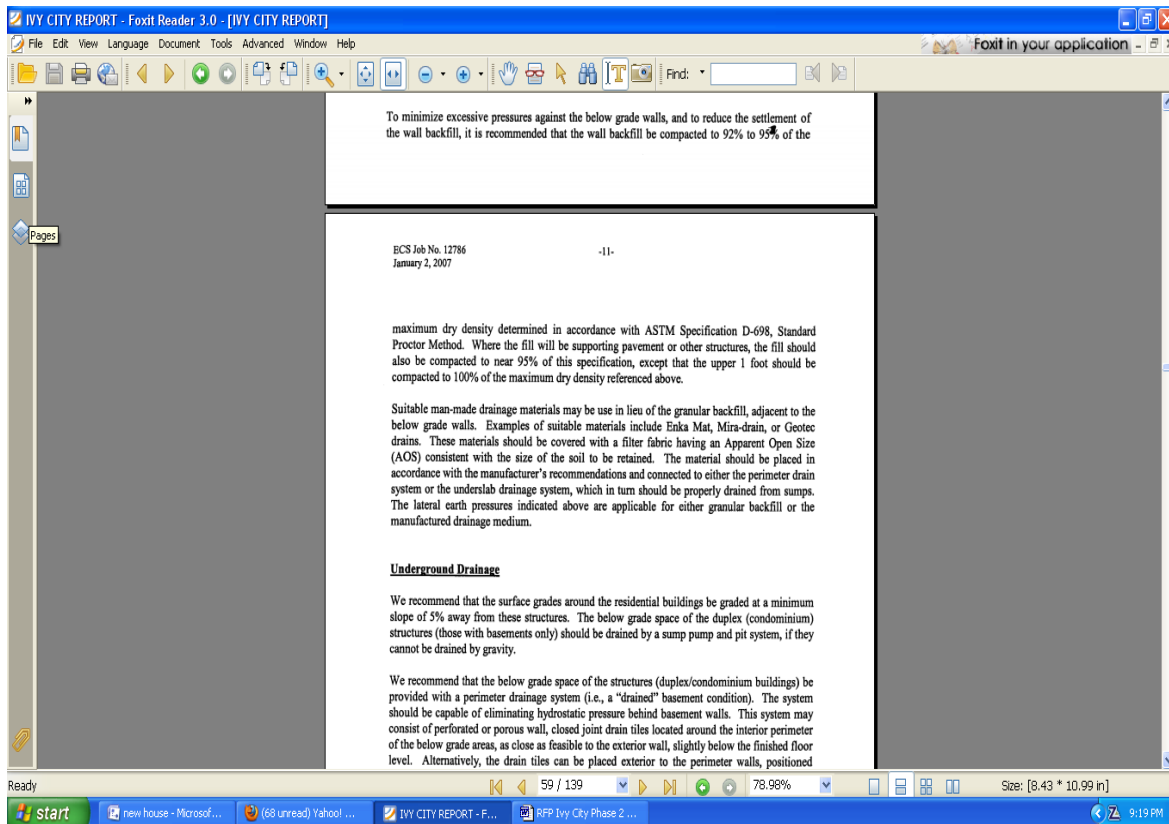
This report addresses the stormwater management alternatives and outlines permit requirements.









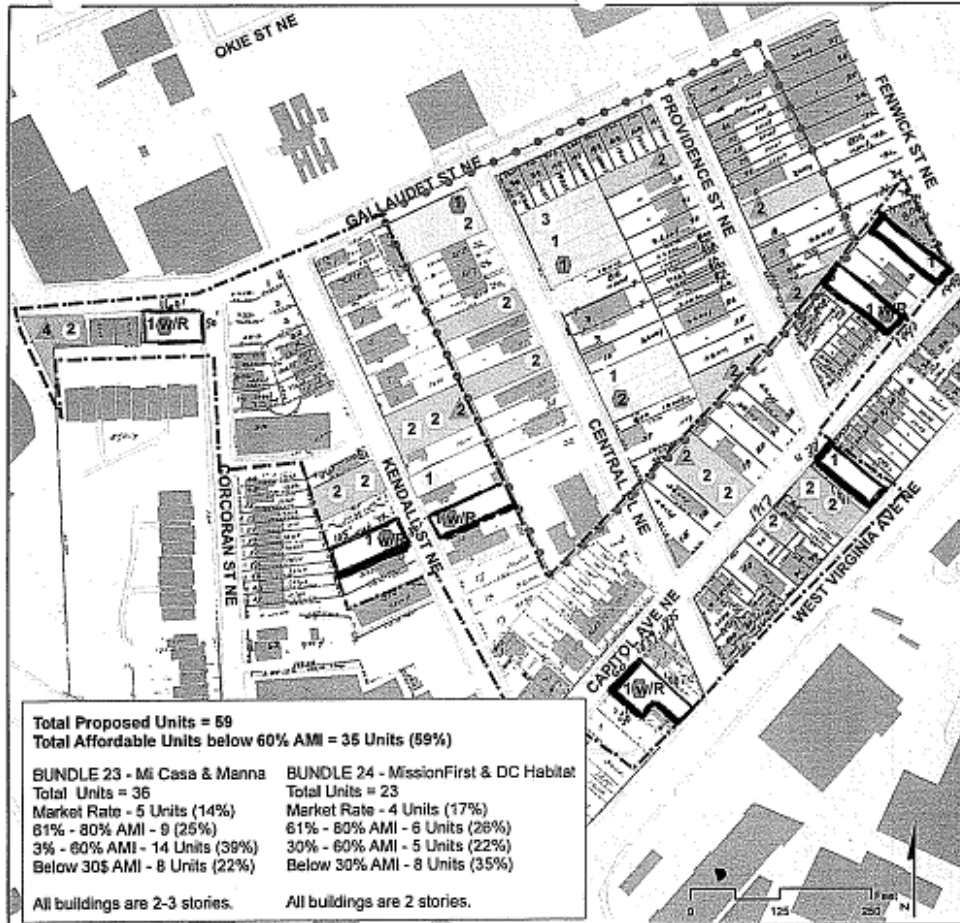


APPENDIX B

Description of Property

Prop ID	Address	Lot Dim	Lot Sq Ft	Zoning
23.01	1948 Capitol Ave. NE	30X120	3,600	R4
23.02	1940 Capitol Ave. NE	30X120	3,600	R4
23.05	_____ Capitol Ave. NE	30X100	3,000	R4
23.11	1839 Capitol Ave. NE	30X100	3,000	R4
23.12	1835 Capitol Ave. NE	30X60	1,500	R4
23.13	1833 Kendall St. NE	30X120	3,600	R4
23.14	1828 Kendall St. NE	30X108	3,241	R4
23.18	_____ Corcoran St. NE	80X30	2,400	R4
23.19	1868 Corcoran St. NE	80X20	1,600	R4

APPENDIX C



The Home Again Initiative
**Ivy City Special
 Demonstration Project**
 Mi Casa & Manna Inc. (23)
 MissionFirst & DC Habitat (24)
 Proposed Development

Legend

- Condo
- Duplex
- Single Family
- Town House
- 30% & Below AMI
- 31% - 60% AMI
- 61% - 80% AMI
- Market Rate
**Single Family Homes with a Rental Unit are noted as "1 wR"*
- Bundle 23 Boundary
- Bundle 24 Boundary

Government of the
 District of Columbia
 Adrian A. Fenty, Mayor
 Office of the Deputy Mayor for
 Planning & Economic Development
 April 2007

Data Source:
 Home Again Initiative
 D.C. Office of the Chief Technology Officer
 Prepared by: Home Again Initiative
 nashville.com@dc.gov
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 assumed or accepted by the District of
 Columbia Government.